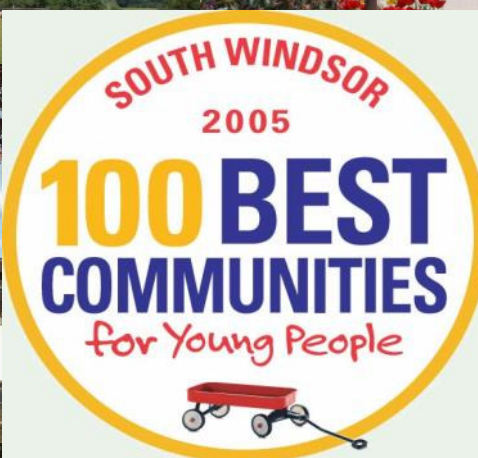




# The Town of **South Windsor** Connecticut

*"One Town One Future"*



**MONEY** Magazine's List of America's Best Small Towns  
"Best Places to Live 2011" South Windsor, CT **38!**



## **ABOUT THE TOWN**



The Town of South Windsor was founded by English settlers in 1633 as part of Windsor and, in 1845, incorporated as a separate municipality. Throughout much of its history, the Town has been characterized by agriculture, resulting from fertile land and abundant water resources. Today, however, South Windsor affords a blend of gracious residential living, a thriving commercial community and an expanding high-tech industrial base.



### **Geography**

Situated just northeast of Hartford, South Windsor occupies 28.5 square miles bounded to the north by East Windsor and Ellington, Vernon to the east, Manchester and East Hartford to the south, and the Connecticut River to the west.

Town residents can avail themselves of truly exceptional travel and transportation options as South Windsor is approximately equidistant from New York City and Boston, and 20

miles from Springfield, MA. South Windsor is only minutes by interstate highway from Bradley International Airport. Freight rail lines connect the Town with the entire northeast corridor. A well developed highway network speeds travel to anywhere in the eastern United States and Canada.

### **Town Organization**

South Windsor is organized under the Council-Manager form of government. A nine-member, bipartisan Town Council is elected at large biennially for a two-year term and functions as the primary legislative body. Town statute which mandates that no single political party may hold more than six seats on any sitting Council assures minority representation among the Council membership. The Town Council elects a Mayor and Deputy Mayor from its membership for two-year terms to serve as the Town's chief elected officials.

The Council, in turn, appoints the Town manager for an indefinite term to serve as the Chief Administrative officer and the pleasure of the Town Council.

### **Population**

The U.S. Census Bureau list South Windsor's total population in 2012 at 25,749 following several decades of strong, yet controlled, growth. Over 50% of the Town's population falls in the prime adult employment age of 25 – 64. Some 19.2% of Town

residents are engaged in manufacturing, and 4.7% are in the financial, real estate and insurance industries. The town's unemployment rate is approximately 6.3%.

### **Median Income**

The 2012 median family income in South Windsor was calculated at \$88,643. The state of CT was \$67,721. The county was \$61,187. The Per Capita Income was \$37,108 for South Windsor, \$36,412 for CT and \$32,939 for Country.

### **Residential Housing**

South Windsor consists of a blend of single family units, planned developments and condominiums, and multifamily units. According to the Connecticut Economic Resource Center the 2013 median sale price of a single-family home in South Windsor is \$247,000 compared to a statewide median sale price of \$246,000. A continuing growth in market values complements the Town's image as a steady, solid community.

### **Top Ten Taxpayers 2013 Grand List**

	<b>NAME</b>	<b>REAL ESTATE</b>	<b>PERSONAL PROPERTY</b>	<b>MOTOR VEHICLE</b>	<b>GRAND TOTAL</b>
1	CT Light & Power	\$1,995,400	\$55,133,580		\$57,128,990
2	Dell Equipment Funding LP		32,887,790		32,887,790
3	Evergreen Walk Lifestyle Center (Shoppes at Evergreen Walk)	30,801,300			30,801,300
4	Federated Retail Holdings (Macy's Warehouse)	11,407,900	3,445,680	58,560	14,912,140
5	FedEx Ground Package FEM Sullivan Rd LLC	4,338,930	10,051,100		14,390,030
6	DST Realty	11,265,500	2,793,980		14,059,480
7	Town Center of S.W.	13,057,600			13,057,600
8	Connecticut Water Co.	2,127,300	9,584,400		11,711,590
9	Ticket Network	6,179,330	5,367,000		11,546,330
10	Evergreen Walk LLC	10,965,500			10,965,500

## A Sample of South Windsor Lifestyle Amenities



***The Shops at Evergreen Walk*** offers an outstanding collection of over 60 of the most coveted national specialty retailers and restaurants in the South Windsor and surrounding market. Providing a pedestrian friendly environment, The Shops at Evergreen Walk resembles a traditional New England village. Vehicular access allows convenient parking in front of your favorite

store. Whether dining, shopping, or simply strolling down the main street, The Shops at Evergreen Walk is sure to please.

### ***South Windsor High School***

is dedicated to providing students a safe and supportive environment in which learning is an active, self-directed quest for knowledge. The administration and staff are committed to the belief that in



order to succeed in the 21st century's Age of Information, students will need an understanding of the learning process, an extensive range of technological competencies, and a respect for multi-cultural and global perspectives. 2013 Newsweek ranked South Windsor High No. 741 on the top 2,000 public high schools in the nation.

Set on the shores of the Podunk River in South Windsor, **The Mill on the River** has long been recognized as one of the most scenic restaurants in Connecticut. Offering a picture perfect setting, tempting dishes and friendly staff; **The Mill on the River** is a "can't miss" dining experience for an evening out, business luncheon or romantic evening. With the Mill's award-winning ambiance, inviting atmosphere and beautiful grounds, it is easy to see why this charming restaurant has consistently been voted "Most Romantic Restaurant in Connecticut".



## **Economic Development Incentive Program**

It is the policy of the Town of South Windsor to encourage the development and expansion of quality businesses, especially those of particular types. In an effort to attract these select businesses, the Town may offer applicants temporary tax abatement pursuant to C.G.S. §12-65b or other economic incentives if the Economic Development Commission and the Town Council deem such action to be in the best interest of the Town.

### **TYPES OF BUSINESS/INDUSTRY TARGETED**

***The Economic Development Incentive Program will be used to target the following types of quality businesses.***

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development facilities
5. Manufacturing facilities
6. Multi-use facilities

***The Town is interested in attracting businesses that will:***

1. Generate additional tax revenue through real estate and/or personal property taxes.
2. Provide employment opportunities.
3. Provide high quality goods and services.
4. Improve the aesthetics of the community or a particular area.

In addition to tax abatements the Town is also willing to cooperate in Tax Incremental Financing Options and infrastructure improvements and would also consider the waiver of local permitting fees.

## **Regulatory Process Typically a 120 Day Process**

South Windsor is a growing community and has seen many major projects in recent years. Recently completed projects include the Shops at Evergreen Walk, a modern lifestyle center, with over 232,000 square feet. This complex project was through the regulatory process and built in just over a year's time. The developer had a tight window to work with and the Town Staff provided customized assistance to ensure this project. This was a highly complex development project and required special handling that the Town was happy to provide.

More standard construction projects are able to complete the regulatory process in less than 120 days. Most regulatory boards meet twice a month and staff is always available for advice and consultation. DST Output Technologies has been able to complete regulatory requirements in a matter of weeks. DST maintains a regional corporate headquarters and mail preparation facility that consists of over 150,000 square feet.



## **Executive Demographic Summary Report**

### **Population**

The current year population in this selected geography is 25,749. The 2010 Census revealed a population of 25,705, and in 2000 it was 24,409 representing a 5.31% change. It was estimated that the population in this area will be 26,647 in 2010, representing a change of 2.02% from 2005. The current population is 49% male and 51% female. In 2011, the median age of the population in this area was 42, compared to the Connecticut median age that was 40. The population density in your area is 914 people per square mile. From 1990 to 2000 South Windsor had an 11% growth in population while the state of CT had a 4% population increase in growth. From 2000 to 2010 South Windsor had 5% growth while the state of CT had a 5% growth.

### **Households**

There are currently 9,937 houses in this selected geography. The Census revealed household counts of 9,916 in 2010, up from 8,905 in 2000, representing a change of 8.98%. For the current year, the average household size in this area is 2.58 persons. The average household size is 3.1 in CT. The 2012 household size in South Windsor was as follows: 1 person households represented 24.2%, 2 person households were 32.8%, 3 person households represented 16.5% and 4+ person households 26.5%.

### **Income**

In 2012, the median household income in this selected geography was \$88,643, compared to the Connecticut median that was \$67,721. The Census revealed median household incomes of \$106,716 in 2009 and \$57,717 in 1990 representing a change of 54.08%.

In 2009, the per capita income in this area was \$38,969, compared to the Connecticut per capita, which was \$35,747. The 2009 average household income for this area was \$112,403, compared to the Connecticut average that was \$83,069.

## **Race & Ethnicity**

In 2012, the racial makeup of this selected area was as follows: 84.6% White; 3.8% Black; 0.20% Native American; 8.2% Asian/Pacific Islander; and 1.3% Other. Compare these to the 2010 Connecticut racial makeup which was: 71.2% White, 10.1% Black, 0.30% Native American, 3.8% Asian/Pacific Islander and 4.12% Other. People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 4.6% of the 2012 year population in this selected area. Compare this to the 2010 Connecticut makeup of 13.4%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 7.1% American Indian, Eskimo, Aleut Population; 63.3% Asian, Pacific Islander; 41.7% Black; 49.7% Hispanic Ethnicity; 82.0% Other; White 6.9%.

## **Housing**

The median housing value in this area was \$247,000 in 2010; compare this to the Connecticut median of \$246,000 for the same year. The 2000 Census median housing value was \$162,700, which is a -12.0% change from 1990. In 1990, there were 7,018 owner occupied housing units in this area vs. 8,905 in 2000. Also in 1990, there were 831 renter occupied housing units in this area vs. 952 in 2000. The average rent in 2009 was \$755 in CT vs. \$1,187 in 2009 in South Windsor.

## **Employment**

In 2012, there were 14,438 people over the age of 16 in the labor force in your geography. Of these 93.7% were employed, 6.3% were unemployed, 5,765 were not in the labor force and 19 were in the armed forces. In 2012, unemployment in this area was 6.3% and the state of CT was 8.4%. In 2012, there were 13,533 employees in this selected area (daytime population). For this area in 2010, 78.55% Private wage and salary workers and 14.57% were employed as government workers, 6.51% were self employed and 0.37% was unpaid family workers.

## **Tax Information**

Tax Payments are due and payable July 1 of each calendar year. The Mill Rate is 34.90 or \$34.90 for each \$1,000 of assessed value. Assessed value is most simply 70% of the market value of either real or personal property.



## ABOUT THE REGION

### GREATER HARTFORD METROPOLITAN REGION

#### Transportation

[Bradley International Airport](#) is located just 15 minutes north of the project area. Bradley has ranked within the top 10 fastest growing airports in the United States in the past five years. The airport is well known for being first in the northeast for reliability, is easily accessible, and congestion-free. With over 300 flights per day, any nationwide destination can easily be reached. Major passenger airlines, regional airlines and air cargo carriers serve the region.

One of Metro Hartford's greatest advantages is its first class highway system. Two major interstates, I-91 and I-84 intersect in Hartford. Both I-84 and I-91 link the region to I-90, which extends east to Boston and west through upstate New York. I-91 stretches north into Canada and south to New Haven. I-95 ventures east and west from New Haven, providing access to Rhode Island and New York City.



#### Quality of Life

Standard of living is not the same as quality of life. The MetroHartford Region, however, enjoys both a very comfortable standard of living and a vibrant quality of life. You and your employees can take advantage of a wide array of entertainment and cultural activities: spectator sports, theatres, museums, galleries, parks, water sports, skiing, golf and more. Quaint New England villages dot the landscape and offer scenic charm throughout the seasons.

#### Highly Educated Population

MetroHartford is known for its highly educated and skilled population. With productivity 6% above the national average, continued productivity gains will help keep your business competitive. Our strong educational rankings: 1st in the nation in writing, reading and math; 2nd highest in the nation for high school graduation attainment and 3rd highest in the nation for college attainment. We are proud of our community technical college system and of our strong network of prestigious four-year colleges and universities. We are proud of our community technical college system and of our strong network of prestigious four-year colleges and universities. The % of adults with a bachelors degree or higher in South Windsor was 43%. In the state of CT it was 35%.



## **Business Environment**

The MetroHartford Region boasts a strategic location poised for growth. We have an exceptional telecommunications, fiber and power infrastructure, the 2nd largest airport in New England, and a highly educated and productive workforce. Recognizing the need for a prepared, available workforce, the region has been instrumental in developing demand driven training modules to support and help our businesses grow.

Public officials throughout the MetroHartford region have participated in the region's nationally recognized "Economic Development for Public Officials" education program to increase their knowledge of the business development process. They understand the importance of working with you on your business needs and are ready to facilitate your relocation or expansion efforts.

## **Low-Cost Office Environment**

The cost of operating in MetroHartford competes favorably with other major metropolitan areas. Based on your company's preference, office space to satisfy a diversity of needs can easily be found throughout the region. Office lease rates and operating expenses are below the average rates found in cities such as Atlanta, Chicago, Baltimore, Boston and New York.

## **Basic Tax Information**

- Sales Tax is 6.35%
- The State Corporate Income Tax rate is 7.5%
- Occupancy Tax for rental of hotel rooms for 30 days or less is 15%.
- Property Tax—Real and Personal—Connecticut has no state property tax. Each municipality assesses property at 70% of value and sets its own tax rate.
- The mill rate for property taxes is \$34.90 for each \$1,000 of assessed value
- Depreciation Schedule on Personal Property. Connecticut has a standard depreciation schedule for personal property; however, the State allows each town the flexibility to modify the schedule on a site and project basis.



**Connecticut  
Light & Power**

*The Northeast Utilities System*

## **Energy Reliability and Efficiency**

We are proud of our power reliability and you will hear that even in the 1960's blackout, Hartford's lights were on! Connecticut's conservative bent has never fluctuated when it comes to using energy. According to a recent University of Connecticut study, the state's energy consumption is now 28% below the national average. Not only does Connecticut use less energy than most states, it uses that energy more efficiently. Connecticut produces \$18.56 in output for every \$1 of energy input. That's far better than the national average of \$14.28. Since your business may have more efficient usage of energy, look beyond per unit cost—your overall cost of energy may be lower.



# **TOWN OF** **SOUTH WINDSOR** **One Town One Future**

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## **ECONOMIC DEVELOPMENT INCENTIVE PROGRAM**

It is the policy of the Town of South Windsor to encourage the development and expansion of quality businesses, especially those of particular types. In an effort to attract these select businesses, the Town may offer applicants temporary tax abatement pursuant to C.G.S. §12-65b or other economic incentives if the Economic Development Commission and the Town Council deem such action to be in the best interest of the Town.

## **TYPES OF BUSINESS/INDUSTRY TARGETED**

The Economic Development Incentive Program will be used to target the following types of quality businesses.

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development facilities
5. Manufacturing facilities
6. Multi-use facilities

**The Town is interested in attracting businesses that will:**

1. Generate additional tax revenue through real estate and/or personal property taxes.
2. Provide employment opportunities.
3. Provide high quality goods and services.
4. Improve the aesthetics of the community or a particular area.

## **TYPES OF ASSISTANCE AVAILABLE**

### **A. TAX ASSESSMENT REDUCTION UNDER C.G.S. SECTION 12-65b**

The assessment of the real property and all improvements thereon to be constructed thereon may be reduced for a period of time and under the conditions set forth in C.G.S. Section 12-65b, as amended.

The period of reduced assessment shall commence with the Grand List immediately following the issuance of a final certificate of occupancy for the new construction and the execution of a Tax Assessment Agreement between the applicant and the Town, whichever is later. The assessment of the real property for the period prior to the reduced *assessment* period shall be determined in the normal course pursuant to State and local laws and ordinances.

### **APPLICATION REQUIREMENTS AND PROCEDURES**

Any applicant who is delinquent in any taxes that are otherwise due to the Town of South Windsor shall be ineligible to enter into any such agreement.

Applications may be submitted to the Town Manager prior to formal site plan application to the Planning and Zoning Commission, but no later than final action on the site plan by the Planning and Zoning Commission, unless an extension of time is granted by resolution of the Town Council.

Applications should include where appropriate the following:

1. Letter requesting consideration for Program.
2. Financial information on the Business.
3. Narrative on the Business describing products or services to be produced or provided.
4. Listing of Chief Officers of the Business and a brief description of their background.
5. Schedule for construction.
6. Number of jobs created. Facility employment (total). Facility Payroll (total)
7. Circumstances, which would justify approval of the Tax Assessment reduction.
8. Construction Cost:
  - a. Land Cost, Building Costs.
  - b. Construction Payroll.
  - c. New Furniture and Equipment.
9. Operating Cost:
  - a. Annual Sales by the Facility in the Jurisdiction.
  - b. Annual Facility Purchases of Operating items subject to sales tax.
10. Amount of Facility Purchases from local wholesalers.
11. Amount of Facility Purchases from local service firms.
12. Amount of Facility Purchases from local manufacturers. (include SIC codes)

**A committee consisting of the Town Manager, Director of Finance and Tax Assessor shall review the application and make a report to the Town Council. The Town Council shall review the application and request the Economic Development Commission, and (where appropriate) the Redevelopment Agency, to review such report and make their recommendation to the Town Council within forty-five (45) days of receipt of such request. The Town Council's action on the application shall be final and should occur within thirty (30) days of receipt of all reports to the Town Council. If the application is approved, the development or expansion must be completed within two (2) years from the date of Town Council approval or said approval becomes null and void, unless a written extension is approved by the Town Manager or the review committee.**

**Any Tax Assessment Agreement with the Town shall include the provision that the assessment reduction shall be terminated, and previous tax savings under the agreement shall be refunded to the Town: (1) if the applicant becomes delinquent in any taxes due to the Town or (2) may be terminated at the sole discretion of the Town, if the applicant is in non-compliance with Town regulations.**

**The Town Council, upon implementation of a Tax Assessment Agreement, requires the company to continue operation in South Windsor, under terms and for a period of time to be determined by the Town Council. In the event of failure to meet these conditions, the company must refund all tax savings under such agreement to the Town of South Windsor.**

**These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, by resolution of the Town Council only after notification to the Economic Development Commission, Redevelopment Agency (where appropriate) and members of the review committee.**



## **B. ROAD CONSTRUCTION UTILITY EXTENSION ANDIMPROVEMENT ASSISTANCE**

**The Town of South Windsor may contribute to the cost of public roads proposed for construction and/or utilities proposed for extension and/or improvement to serve targeted businesses and industries where its Town Council determines that such actions would be in the best interests of the Town, and subject to availability of funds. The Town and the applicant shall enter into an agreement which shall set forth the terms and conditions based upon the following guidelines.**

- ◆ In the case of new road construction, the property on both sides of the new road must be zoned for industrial and/or commercial uses.
- ◆ The new road must, when completed, connect at one end with an existing highway system of the Town. The title to the land on which such road is to be constructed shall be conveyed to the Town by Warranty Deed, for a nominal consideration, upon completion and approval, before any contribution is made by the Town. The plan for such road and associated site developing must have received the appropriate approvals required of any and all existing Town agencies or commissions.
- ◆ Applications for reimbursement shall be limited to public road construction, utility extension and / or improvement of storm water drainage, sanitary sewer, water, and railroad sidings.
- ◆ Water and sewer utilities will only be considered when existing Town utilities or the ability to contract for them, make it feasible.
- ◆ The applicant's reimbursement shall be based on the difference between the tax revenue collected before improvements and issuance of the Certificate of Occupancy and the tax revenues after such events. The taxes are those attributable to real estate and personal property. *(See examples attached hereto)*
- ◆ Subject to the foregoing and following conditions, the Town may reimburse the applicant for up to 100% of the costs of eligible public improvements upon receipt and approval of documentation of expenses incurred. The reimbursement period shall extend for a period not to exceed seven (7) years or until 100% of the costs have been reimbursed, whichever comes first. Each installment will not be greater than 100% of the additional tax revenues generated by the improvements for that year. The reimbursement period shall begin once public improvements are completed to the satisfaction of the Town, and when a Certificate of Occupancy is issued for any building(s) benefiting from such improvements. Reimbursement shall be due sixty (60) days after the first tax payment is received from the facilities that generated the increase in the assessment. Payments shall be annual and as specified in the agreement.
- ◆ The Council reserves the right to include in any agreement under the guidelines any additional requirements pertaining to the road construction, utility expansion/improvement or site development.

## **APPLICATION REQUIREMENTS AND PROCEDURES**

The application for Town reimbursement shall be approved prior to construction start up on the project. The applicant shall bear all costs for the planning, engineering, and construction of such facilities.

Any applicant who is delinquent in any taxes that are otherwise due to the Town of South Windsor shall be ineligible to enter into any such agreement with the Town.

Application shall be made to the Town Manager, and shall be in such form and contain such information as prescribed by the Economic Development Commission. Information required shall include, but not be limited to, site plans, itemization of improvements by category, quantity and costs, construction schedules, projected additional employees, identification of any public incentives, financial or otherwise, which are included in the project financing, and a comprehensive business plan. *(Our economic development coordinator will assist in preparing the application)*

The applicant shall provide documentation, which demonstrates that the Town's sharing in the costs of public improvements is necessary to allow the applicant to develop and sell property at a price, which is competitive in the marketplace. A committee consisting of the Town Manager, Director of Finance, Tax Assessor and the Superintendent of Pollution Control (when appropriate) shall review the application and make a report to the Town Council. The Town Council shall review the application and request the Water Pollution Control Authority, Economic Development Commission and (when appropriate) the Redevelopment Agency to review such report and make their recommendation to the Town Council within forty-five (45) days of receipt of such request. The Town Council's action on the application shall be final and should occur within thirty (30) days of receipt of all reports to the Town Council. If the application is approved, the development or expansion must be completed within two (2) years from the date of Town Council approval or said approval becomes null and void, unless a written extension is requested and approved by the Town Manager or the review committee.

Any Construction Reimbursement Agreement with the Town shall include the provision that the reimbursement from the Town shall be terminated, and previous reimbursements shall be refunded to the Town: (1) if the applicant becomes delinquent in any taxes due to the town or (2) may be terminated at the sole discretion of the Town, if the applicant is in non-compliance with Town regulations.

The Town Council upon implementation of a Construction Reimbursement Agreement requires the company to continue operation in South Windsor, under terms and for a period of time to be determined by the Town Council. In the event of failure to meet those conditions, the Company must refund all prior reimbursements to the Town of South Windsor.

These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, by resolution of the Town Council only after notification to the Economic Development Commission, Redevelopment Agency (where appropriate) and members of the review committee.

Approved: 07-07-03

**TOWN OF SOUTH WINDSOR**  
**ROAD CONSTRUCTION, UTILITY EXTENSION AND IMPROVEMENT ASSISTANCE**  
**APPLICATION FORM**

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
Agent: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
Property Description: Assessor's Map # \_\_\_\_\_ Parcel # \_\_\_\_\_ Vol. \_\_\_\_\_  
Page \_\_\_\_\_  
Total Acreage \_\_\_\_\_ Number of lots \_\_\_\_\_  
Proposed \_\_\_\_\_

Does this project require a subdivision? \_\_\_\_\_ (Yes/No)  
If yes, have appropriate approvals been obtained? \_\_\_\_\_ (Yes/No)

If no, has the Public Works Department reviewed the engineering plans? \_\_\_\_\_  
(Yes/No)

The application for assistance shall include the following:

1. Two (2) copies of a completed application form.
2. Two (2) copies of a plan showing the proposed development and the improvements to be funded by the program; including a location key map.
3. Five (5) copies of a written report containing the following sections:
  - a) A brief description of the project;  
Evidence which demonstrates that the Town's participation in this project is necessary to allow the applicant to develop and sell property at prices competitive in the market area.
  - b) A preformed analysis which itemizes all costs necessary to complete the development, showing costs which are reimbursable under the programs, and showing a per acre sale price with and without Town participation (quantities of materials must be shown where appropriate).
  - c) A tax revenue analysis which shows the before improvement revenues to the Town and the after improvement revenues projected over a seven (7) year period (all assumptions used must be stated).
  - d) A statement describing what other sources of public financing or other public improvement incentives will be sought by the applicant.
  - e) Documentation or copies of correspondence from appropriate Town staff or commissions responsible for review and approval of plans stating the status of their review or their action.
  - f) Other information required by the Town Manager or the Economic Development Commission.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

Applications must be submitted to the Office of the Town Manager at the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut 06074.

**Approved: 07-07-03**